

Meeting Minutes
September 18, 2003

Town of Los Altos Hills

Joint City Council and Planning Commission Special Meeting

Thursday, September 18, 2003 **5:00 p.m.**
Council Chambers, 26379 Fremont Road

1. CALL TO ORDER, ROLL CALL, AND PLEDGE OF ALLEGIANCE

Mayor Cheng called the Special Meeting of the City Council and Planning Commission to order at 5:00 p.m. in the Council Chambers at Town Hall.

Present: Mayor Cheng, Mayor Pro Tem O'Malley, Councilmembers Fenwick, Kerr and Warshawsky, Planning Commissioner Chair Clow, and Planning Commissioners Cottrell, Kerns, Mordo and Vitu

Absent: None

Staff: City Manager Maureen Cassingham, City Attorney Steve Mattas, Planning Director Carl Cahill, City Engineer/Director of Public Works Mintze Cheng and City Clerk Karen Jost

Press: Kaye Ross, San Jose Mercury News and Tim Seyfert, Los Altos Town Crier

2. JOINT MEETING OF THE CITY COUNCIL AND PLANNING COMMISSION DISCUSSION ITEMS:

The City Council and Planning Commission had a suggested list of items for discussion that had been prepared by the Planning Director. A summary of the items and comments include:

- Development Area Policy – low priority at this time for study by the Planning Commission. Council will consider a proposed zoning amendment at tonight's City Council Meeting that would exempt synthetic turf material from development area calculations when used in athletic fields at community recreational facilities and schools but not private residences. It was noted that historically, there has been a concern that exemption of certain surfaces from development area calculations, would encourage additional development on the lot.
- Conservation Easements – presently being investigated by the Open Space Committee. It was decided to have this process completed by the Committee and the report forwarded to the Planning Commission for their review.
- Pathway Policy – the Pathway Committee in conjunction with the subgroup that has been researching pathway easements will work to finalize the Pathway Map and then forward it to Council for review, comment and final approval. Consensus that much of the documentation has been completed but public input is an important consideration in finalizing the map.

- Lot Unit Factor (LUF) – it was noted that the Lot Unit Factor has already been increased for constrained lots. Consensus to return to this item for further discussion after the Master Storm Drain Study is completed.
- Bullis School Site – it was agreed that the Town has a limited say in decisions made by the Los Altos School District regarding the site. The Town is currently investigating recreational opportunities for the Town on the upper fields.
- Fence Ordinance – following discussion of this item, it was determined that review of this item by the Planning Commission should be given high priority. Issues to be considered at the time of study include: consideration of the impact of fences on conservation easements; the loss of wildlife habitat; and the effect of solid fencing on view corridors.
- Investigation of Policy to Facilitate Water Conservation – consensus that water conservation is an important issue at this time and a signature of responsible government. The Planning Commission was directed to work with the Purissima Hills Water District to identify possible solutions to increased water consumption in the Town.
- Subdivision Ordinance – consensus that the Town's Subdivision Ordinance should be reviewed for clarification of language and update revisions. Cahill noted that the Town's subdivision process is consistent with the State's Subdivision Map Act.

PASSED BY CONSENSUS: To prioritize the directives for the Planning Commission study in the following order: (1) Investigation of policy to facilitate water conservation; (2) Fence Ordinance; and (3) Subdivision Ordinance.

3. PRESENTATIONS FROM THE FLOOR

Jan Fenwick, Purissima Hills Water District Board Member, commented that the Water District is presently studying different options and innovative solutions to reduce water usage by residents for landscaping purposes.

4. ADJOURNMENT

There being no further business to discuss, the Joint City Council and Planning Commission Special Meeting was adjourned at 5:55 pm.

Respectfully submitted,

Karen Jost City Clerk

The minutes of the Joint City Council and Planning Commission Special Meeting were approved at the Regular City Council Meeting of October 2, 2003.